

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 22-_____

**A RESOLUTION TO RELEASE UNITIES OF TITLE AND RESCISSION OF A
DEVELOPMENT ORDER AND COVENANT RUNNING WITH THE LAND AS
REQUESTED BY AUTO ART GALLERY, LLC.**

WHEREAS, this Board has made the following determinations of fact:

1. In 2001, a Unity of Title was entered into by MJD Ventures, Inc. for a project known as MJD Ventures and recorded in Official Records Book 1615, Page 2703, Public Records of Martin County, Florida. A Development Order was approved on August 27, 2001. The project was never constructed.
2. In 2001, a Covenant Running with the Land was recorded in Official Records Book 1615, page 2699, Public Records of Martin County, Florida.
3. In 2019, a Unity of Title was entered into by Nautilus Associates, LLC for a project known as StudioWorks and recorded in Official Records Book 3047, Page 165, Public Records of Martin County, Florida. The project known as StudioWorks is currently under construction.
4. Auto Art Gallery, LLC, the current owner of the property, has indicated that they wish to convey condominium units and is requesting that the previously recorded Unities of Title be released in order to provide a Unity of Title that authorizes the conveyance of condominium units.
5. This Board considered such request at a public meeting on August 16, 2022.
6. At the public meeting, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

1. The Unity of Title recorded in Official Records Book 1615, Page 2703, Public Records of Martin County, Florida, attached hereto as Exhibit "A" is hereby released.
2. The Unity of Title recorded in Official Records Book 3047, Page 165, Public Records of Martin County, Florida, attached hereto as Exhibit "B" is hereby released.
3. The Development Order approved on August 27, 2001, recorded in Official Records Book 1615, Page 2672, Public Records of Martin County, Florida, attached hereto as Exhibit "C" is hereby rescinded and accordingly, deemed null and void.
4. The Covenant Running with the Land recorded in Official Records Book 1615, Page 2699, Public Records of Martin County, Florida, attached hereto as Exhibit "D" is hereby rescinded and accordingly, deemed null and void.
5. The Unity of Title attached hereto as Exhibit "E" is hereby approved.
6. This Resolution shall be recorded in the Public Records of Martin County. A copy of this Resolution shall be forwarded to the applicants by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 16th DAY OF AUGUST, 2022.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

BY: _____
ELYSSE ELDER,
SENIOR ASSISTANT
COUNTY ATTORNEY

DRAFT